

June 15, 2004 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0227

Gelletly & Assoc.

Dale Magisterial District
Gates Elementary School, Salem Middle School
and Bird High School Attendance Zones
North line of Courthouse Road

REQUEST: Rezoning from Agricultural (A), Residential Townhouse (R-TH) and Light Industrial (I-1) to Residential Townhouse (R-TH) with Conditional Use Planned Development to permit exceptions to Ordinance requirements.

PROPOSED LAND USE:

A residential development with various housing types and at a density of up to 2.9 dwelling units per acre is planned. In addition, commercial uses are proposed for a portion of the property.

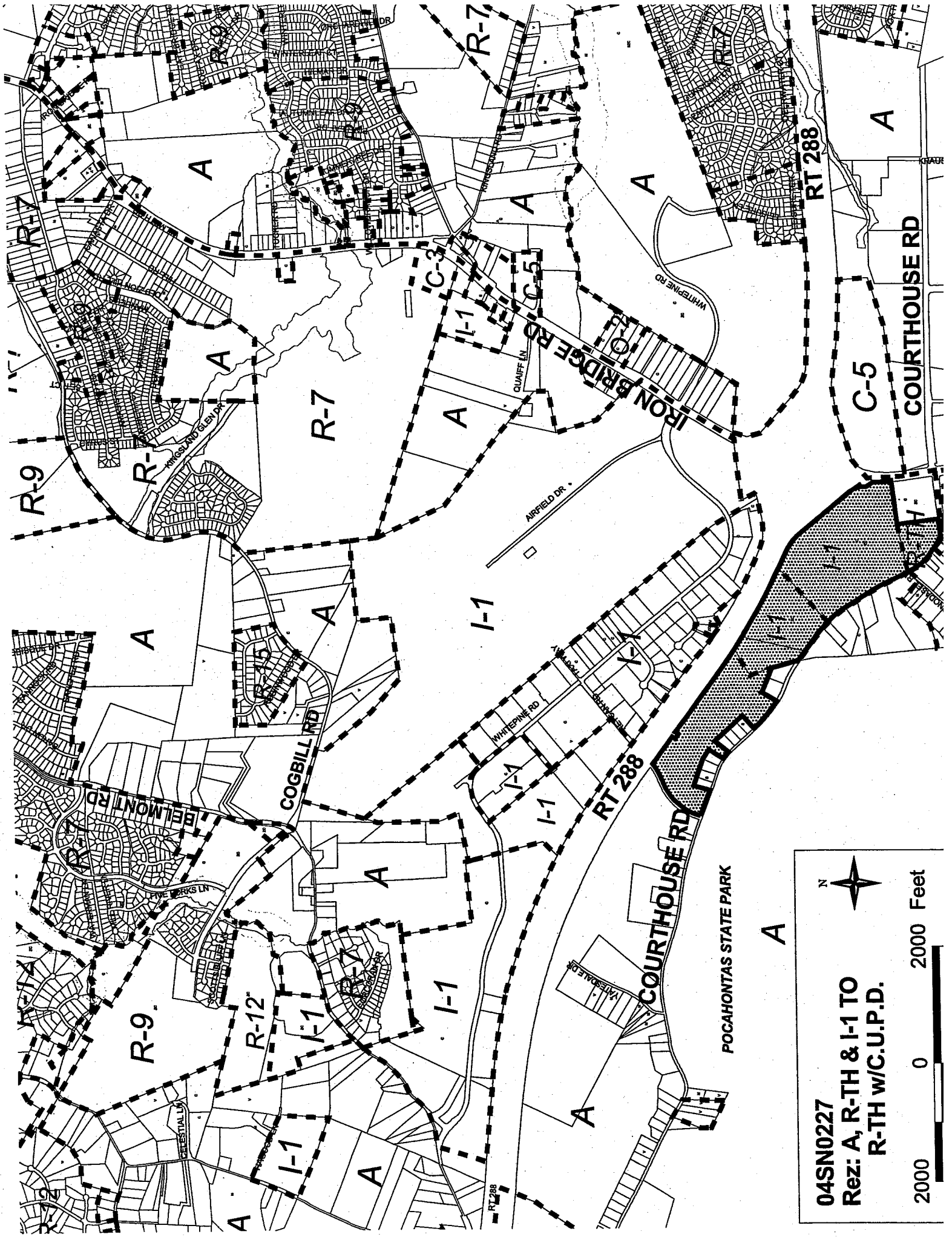
Revised proffered conditions and Textual Statement were submitted on June 4, 2004. Staff is continuing to review the latest submittals. The Planning Commission's "Suggested Practices and Procedures" suggest the case should be deferred if representatives from the affected neighborhood(s), staff and the commissioners have not had sufficient time to evaluate the amendments. Staff has not had an opportunity to thoroughly review these proffers. In addition, issues concerning a proposed trail through the development have not been resolved.

RECOMMENDATION

Given these considerations, staff recommends a deferral of this proposal for such length as to afford an opportunity for these issues to be resolved. As the July and August Planning Commission agendas are currently at capacity, the next available agenda is September 21, 2004. A deferral to the July or August would require a unanimous vote from the Commission to exceed the maximum number of cases and would require the submission of any revisions no later than June 14, 2004. If this deadline cannot be met, a longer deferral may be appropriate.

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Rez: A, R-TH & I-1 TO
R-TH w/C.U.P.D.

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